

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: April 7, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Sara Butler, Victor Cabral,  
Eric Hertfelder, Thomas Enright

Also Present: Nancy Letendre, Solicitor

Absent: John Allen, Reggie McCarthy

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the March 3, 2011, meeting were approved as corrected. (Cabral/Hertfelder 5-0)

### **1. 11-015 450 Hope St., Countrywide Gold Buyers**

FORMULA BUSINESS - signs, interior decor

Business owner Luis Junco presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for window signs, interior sign and interior furnishings. Mr. Junco said the letters would be white vinyl adhered to the bottom of the windows and door. The arrangement he prefers is shown in Exhibit B, and numbered "1."

Interior sign displayed on the rear wall will be exactly as shown in the mock up and pictured in Exhibit A and presented at the site visit. The sign on the rear will not be lit other than the existing overhead lights. The one unpainted interior door will be painted to match existing painted doors.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-015 under the Formula Business provision as presented for window and door signs in white letters on clear glass as shown in Exhibit B, owner's Alternate #1, and the rear wall sign as pictured in Exhibit A taken at the site visit. Decision is in accordance with Secretary of the Interior Standards #2, 9 (Hertfelder/ Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9**

**Project Monitor: Victor Cabral**

### **2. 11-016 407 Hope St., Sarah Redman**

signs

Property owner Sarah Redman presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to erect a sign (Exhibit C) on the east elevation, north side of the building clapboards using a metal bracket.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-016 as presented to erect hanging sign on the clapboards on the east elevation in accordance with Secretary of the Interior Standard #9 (Cabral/Hertfelder 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: John Allen**

**3. 11-020 13 State St., Emanuel Menezes, Jr. (Exit Harborside Realty)**

FORMULA BUSINESS: 1. signs; 2. interior decor

Business owner Emanuel Menezes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-U. Application is for exterior signs and interior furnishings for a Formula Business. Exterior signs will be made of wood, with steel bracket in black, teal and white. Commission members suggested that Sign A could be changed to calligraphy on the soffit trim board to match that on abutting store. Mr. Menezes agreed that would possible and was pleased with the suggestion. Interior furniture would be the same or similar to the furnishings in his E.Providence office, see Exhibits O and P.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-020 as presented recognizing this Formula Business as defined in the zoning code; and approving signs B and C as presented and shown in Exhibits F-J and interior furniture as shown in Exhibits O and P. Sign A will be calligraphy on the soffit trim board, approval contingent on submission of sketch of lettering to scale to be approved by the Project Monitor. Decision is in accordance with Secretary of the Interior Standards #2, 9 (Hertfelder/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9**

**Project Monitor: Sara Butler**

**4. 11-021 124 Hope St., Matt Holland**

1. storm windows; 2. repairs to sills/trim; 3. relocate garage; 4. driveway; 5. remove bulkhead; 6. new bulkhead; 7. relocate well house; 8. landscape

Don Leighton and Steve Holland presented for Matt Holland. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Application is to:

1. install Point One storm windows, aluminum, white
2. repair sills, trim and windows – repairs will be made using in kind material, matching existing detail, scale. **Window repairs to be documented with before and after photographs**
3. relocate garage – turn garage so door faces Walley St. and move back 30’ from the street. Use existing ramp granite in the foundation of the garage.
7. well house to be moved slightly to the south to accommodate new garage location
4. the driveway will be crushed stone “rotten rock,” 3/8” thick with a cobblestone edge
5. bulkhead to be removed with foundation and siding patched to match existing

6. new wood bulkhead as shown in Exhibit H to be installed on n, w side where located on site plan
8. grading to be raised from Walley St. to house, up 16", in order to pitch water away from house. walkway will be crushed stone and plantings to be made on property line

Chairman Lima invited comments from the public. Kerry Tyson abutting property owner voiced her support of Mr. Holland's application.

**A motion was made to approve Application 11-021 as presented and shown in exhibits to install Point One storm windows, repair sills, trim and windows using in kind material, matching existing detail and scale (Window repairs to be documented with before and after photographs), relocate garage with 30' setback, install driveway and walkway, remove current bulkhead (repair opening in foundation and siding with in kind material), install new wood bulkhead as shown in Exhibit H, relocate well house and raise grading to house 16". Decision is in accordance with Secretary of the Interior Standards #2, 6, 9, 10 (Butler/Enright 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6, 9, 10**

**Project Monitor: Oryann Lima**

**5. 11-022 676 Hope St., Bristol Yoga Studio (Christine Reed)**  
signs

As Ms. Reed was not present when her application was called the following motion was made:  
A motion passed to continue Application 11-022 until the May 5, 2011, meeting. (Hertfelder/Cabral 5-0)

**6. 11-023 66 Franklin St., Paul & Pamela Bishop**  
1. demolish garage; 2. construct garage

Architect Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-N. This application is to demolish an existing garage located on the east property line due to deteriorated condition and hodge podge construction. Approval for a new all wood with the exception of composite doors garage is requested to replace demolished garage. The new building will be located on the west property line and the proposed location will have to be approved by the Zoning Board. The new building conforms to Zoning size requirements, but a variance will be needed for side set back. The new building will be used as a garage, workshop area and storage loft. It will have electrical service but no plumbing. Material from the demolished garage is to be salvaged and reused if possible (Mt. Hope Farm has been notified of this material).

**A motion was made to approve Application 11-023 as presented for demolition of existing building with reuse of any salvaged material if possible (Cabral/Hertfelder 5-0)**

**Finding of Facts include that this building (garage) does not possess historical significance as it has been moved and greatly altered.**

Mr. Pozzi stated that the window configuration on the south elevation may be revised by the owner and asked for consideration of two full length windows as shown on west elevation in lieu of those presented in plans.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-023 as presented for construction of a new garage with elements as submitted in Exhibit B and located as presented. Windows to be Marvin, wood, TDL with the option on the south elevation of substituting two full length windows for those shown in drawing. The decision is in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Cabral 4-1 (Lima)).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10**

**Project Monitor: Eric Hertfelder**

The public hearing on Application 11-022 was reconvened as Ms. Reed arrived at the meeting.

**5. 11-022 676 Hope St., Bristol Yoga Studio (Christine Reed)**  
signs

Business owner Christine Reed presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for a hanging sign (Exhibit B) to be attached to existing hardware illuminated with existing spot light lighting. Sign constructed of 1/8" Dibond (aluminum) with vinyl face.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-022 for an external sign as shown in Exhibit B as presented in accordance with Secretary of the Interior Standards #2, 9 (Butler/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9**

**Project Monitor: Sara Butler**

**7. 11-019 112 Bradford St., Michael Rodrigues**  
1. replace window with sliding door; 2. construct deck

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. The second floor window has already been removed and opening cut for sliding door. The owner is in the process of having deck plans drawn, but is not sure when they will be finished. Commission Hertfelder stated that it was better to make a decision based on the entire project. Owner asked for decision on door as opening is letting in cold air and is a hardship on the tenants. The sliding door is an Anderson vinyl Silver Line patio door with muntins. Attorney Letendre stated she did not believe the building code would allow a second story door without railing. Chairman Lima stated that any railing in the back should match that on the front porch. Door trim to be 1 x 4 pine and will match existing trim.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-019 for installation of the sliding Anderson patio door as presented with wood trim to match existing window trim in accordance with Secretary of the Interior Standard #9, 10 (Cabral/Enright 4-1 (Butler)).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10**

**A motion was approved to continue Application 11-019 for deck construction to the May 5, 2011, meeting (Enright/Cabral 5-0).**

**8. 07-117 125 Hope St. Halsey Herreshoff**  
request for extension of Certificate of Appropriateness

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve extension of Certificate of Appropriateness for Application 11-017 to April 7, 2012. (Hertfelder/Cabral 5-0).**

Solicitor Letendre introduced several guests from the Town of Lincoln; Town Councilman Arthur Russo, Town Planner Albert Ranaldi and Mr. and Mrs. John Scanlon. The town is considering implementing Historic District zoning and attended this meeting for information and inspiration.

**Discussion – Arnold Robinson – Contractor Resource File**

Arnold as a volunteer presented a plan to implement a resource file listing contractors, artisans, trades people, and material suppliers who have successfully worked on and/or completed approved historic restoration projects. Occasionally applicants ask for a referral for the name of a contractor to hire for their project. This file would be available to historic district owners as a resource only and not an endorsement by the Committee. Contractors listed would need to present evidence of appropriate work completed. Commission members thought Arnold's plan would be very beneficial to property owners, and endorsed his proposal. Arnold will work with Chairman Lima on methods of publicizing the plan and recruiting contractors, et al, for the file.

**Old Business:** Eric Hertfelder spoke to Dr. Enright's suggestion of rating a property's significance and considering applications based on that significance. Mr. Hertfelder said he felt the ratings were arbitrary and somewhat subjective as there are so many varieties of building character. Also, the SHPO does not use a rating system any longer. Arnold Robinson spoke to this issue stating that Commission members should research each building and site and discuss its significance prior to the review of the property application.

**Adjourn:**

A motion to adjourn was unanimously passed at 9:37PM (Hertfelder/Enright 5-0)

SC

Date Approved: May 5, 2011